

LAB/R&D BUILDING

27752

EL LAZO RD, LAGUNA NIGUEL

±12,090 SF FOR SUBLEASE

27752

 CONFLUENT

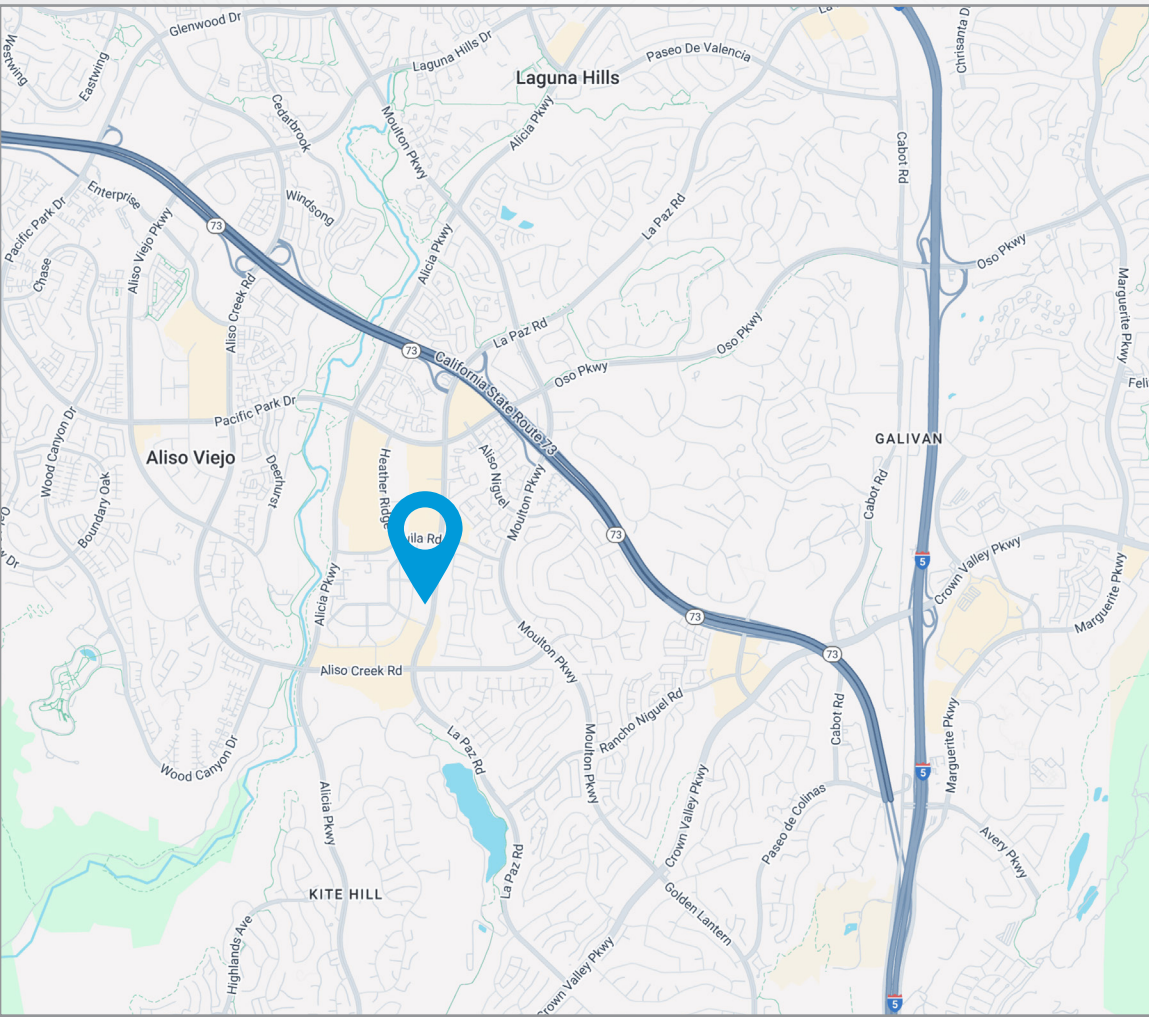


CALL FOR DETAILS

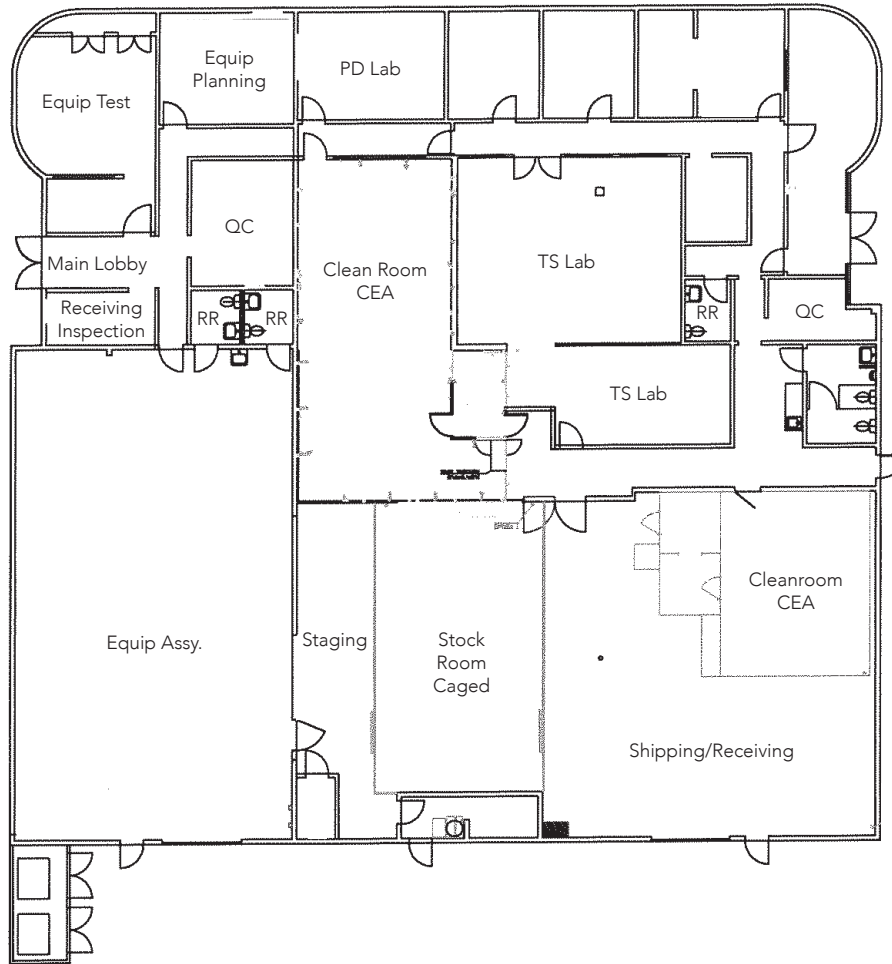
949.790.3109

## PROPERTY HIGHLIGHTS

- Freestanding Industrial/Flex Lab Building
- Size:  $\pm 12,090$  SF
- Office:  $\pm 6,500$  SF
- 2 Class 8 ISO Clean Room Labs
- 2 GL Loading Doors
- Asking: \$1.80 NNN + Nets: \$0.54 PSF



## FLOOR PLAN



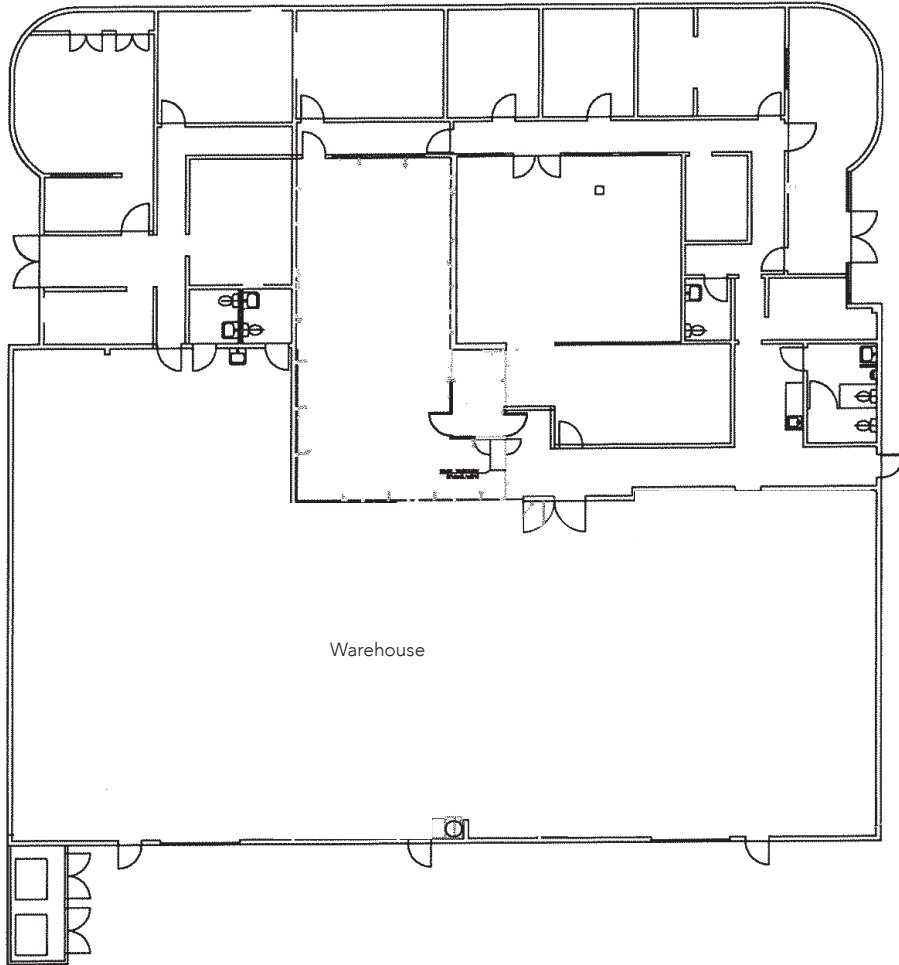
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## PROPERTY FEATURES

<b>PROPERTY TYPE</b>	LAB / R & D Industrial Building
<b>TOTAL SIZE</b>	±12,090 SF
<b>OFFICE</b>	±6,500 SF
<b>WAREHOUSE</b>	±4,943 SF
<b>LAB</b>	±1,625 SF
<b>ISO ROOMS</b>	Two (2) Class 8 ISO Clean Rooms
<b>DIVISIBLE</b>	Property Can be Divided.
<b>GL DOORS</b>	Two (2) GL Loading Doors
<b>YEAR BUILT</b>	1984
<b>PARKING RATIO</b>	2.48:1,000
<b>FREEWAYS IMMEDIATE</b>	73 and 5 Freeways

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# HYPOTHETICAL FLOOR PLAN



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